

A BEAUTIFUL SUBURBAN DISTRICT

Region Traversed by the West Shore Railroad Also Noted for Its Many Substantial Home and Business Centres.

SOME OTHER PROMINENT REAL ESTATE FEATURES

Many thousands of persons are looking forward to a most enjoyable two weeks' stay in the country, and they are going to find rest and wholesome pleasure in that beautiful suburban territory near the west bank of the Hudson River traversed by the West Shore Railroad.

For many years this has been one of the most delightful districts in which to spend a short or long vacation in the hot summer months to large numbers of persons, and each year myriads of newcomers, bent on getting as "close to nature as possible," considerably augment the vast colonies of those there for a vacation. It has been forcefully said that many who visit the section to ease their tired bodies and their shattered nerves never return to the city to become flat dwellers again, but remain as permanent residents. Consequently, at the end of each day's toll in the city or wherever may be their places of business, they have only to step from their homes and the charms of outdoor life, a goodly distance from the noises of the metropolis, confront them.

The daily trip to and from the city is not a tedious one. The distance from Jersey City, Hoboken or Weehawken to the furthest part of the section is not much over thirty miles. Fast trains run at frequent intervals, and the commutation rates are low, and all necessary care is taken by the railroad to insure the comfort of passengers.

This, indeed, is a suburban region in which many persons whose city work occasionally keeps them in the metropolis up to a late hour can live without constantly worrying about train schedules, for the last daily local does not leave the Weehawken station until some minutes after midnight.

Even if one is a member of that great body of employees known as the "night workers of the big city," he may be able to live in the district throughout the year, as there is a train leaving Weehawken each day at 3:35 a. m. That train stops at several picturesque towns in the section before it reaches Haverstraw. It is sent over the road at a time soon after many

Shore runs is a superb suburban place for little folk and grown-ups."

Next to healthfulness, the principal realty asset of the district is its rural picturesque beauty. Its natural beauty is far famed. The larger part of the section is one of the most alluring residential divisions of the Palisades, which for about thirty miles from the westerly bank of the Hudson River.

In the northerly end of the section is the lower tier of the great home and manufacturing zone in the Highlands.

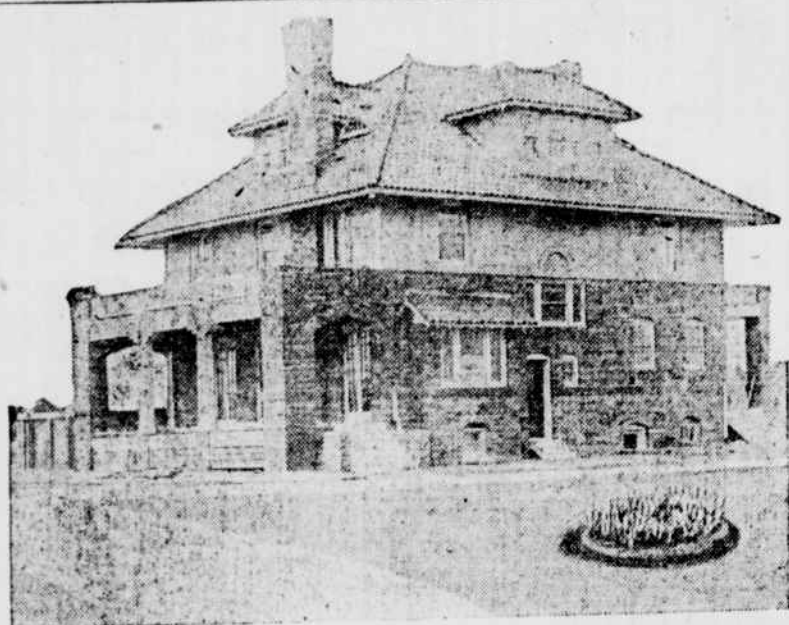
All of the rapidly growing towns have modern public improvements. In the choicest residential and retail business centres are paved and well kept streets, electric and gas lights and water and sewer mains. The towns also have efficient police protection.

Broad, shaded roadways, inviting to motorists and owners of harness horses, extend for many miles in all directions. The public thoroughfares, running west and east, connect with the popular shore road along the easterly edge of the Palisades. It is planned to make that road a part of a wide and beautiful highway with upper Palisades to the roads uniting with the Ocean Boulevard from the Highlands of New Jersey to Cape May. The work of building the boulevard, which will be 128 miles long, was begun some months ago.

Near Old Manhattan.

Every section of the district is within easy reach of the leading financial, wholesale and retail business, amusement, home and railroad ballistics of Manhattan and all of them are on the all-rail highways between New York and Northern New Jersey owing to the removal of the water barriers between New York and New Jersey by the building of the river tubes of the Hudson & Manhattan Railroad Company, of which William G. McAduff is president.

Several West Shore trains leave daily from the Pennsylvania Railroad station at Jersey City. Their first stop after leaving Weehawken is Haverstraw. The running



ONE OF THE MANY DELIGHTFUL HOMES AT HOLLYWOOD PARK, WEST END, N. J.

late city toilers have finished their daily work.

The attractions of this prosperous suburban territory to vast numbers of persons in the summer months are mentioned in hope that they may lead the heads of families and others who are planning or thinking about buying choice suburban property to make a careful examination of the realty measurements of the region before they decide what to buy in an entrancing suburban territory. It is a place where summer and winter—in fact, every day in the year, whether or not the skies be bright or dull—the joys that are found by the vacation seekers are ever present.

Where Children Grow Strong.

For children it is a veritable earthly paradise, because the district is one of the most beautiful regions, not only in the suburban zones of the greater city, but in this country, and, moreover, because they can play from morning till bedtime without being cramped for space in which to run about freely and as much as their hearts desire. And most of the dangers which threaten life and limb of city children are not there.

Children not burdened by illness and full of vigor are not a heavy drain on the earning capacity of families. They are almost always a source of great happiness to their fond parents, to other members of their households, to relatives and acquaintances. In this suburban district of rural grandeur there are seemingly fewer pale faced children than in any other similar district of about the same size.

Bright eyed and rosy cheeked lads and lassies are seen at every station, and if the traveller alights from the train and wanders about the various towns and settlements his attention will be frequently directed to more sturdy little boys and girls, growing stronger each day in an environment beneficial to mind as well as body.

At Blauevelt the other day one of the leading real estate men of that section, pointing to a group of hale and hearty children, exclaimed: "Those youngsters are the best realty assets of this town. Look at them! Look at their fat, smiling faces! If they had been brought up in a crowded section of New York I'm certain more than half of them would be delicate and they would be handicapped in life's struggle with many serious physical infirmities."

Continuing, the speaker said: "I have seen many puny children whose parents led the city to make their homes here who in less than a year were strong. So great were the changes for the better in their physical condition that I often mistook the former city tots for children of upstate people who had recently settled here."

"I am told by persons who are thoroughly conversant with such subjects that the school statistics for the entire community show that owing to the healthfulness of the region the number of children absent one or more days in the school year or term on account of sickness is so small as hardly to be noticeable, and that therefore the majority of pupils are able to advance more rapidly from one grade to another than those attending schools in the congested sections of old New York."

This good school attendance here means that most of the children have seldom to make up for time absent from school. They are therefore freer of this extra burden to little minds and bodies in "trying to catch up with their class," to use an old, familiar expression."

Fine Public Schools.

"Are the public and private schools of the region noted for up-to-date methods of teaching" was asked.

"We have as good public and private institutions of learning," quickly replied the real estate owner, "as in any part of the country. I consider them model schools. Many of the buildings are new. All have spacious, well lighted and well ventilated rooms. There is no crowding. There is room for many more children in various grades and the teaching staff is large enough to care for them in a proper manner. The district through which the West

Ideal Homes & Homesites

On The WEST SHORE RAILROAD



House, 7 rooms and bath; all improvements; plot 50x115; high and restricted location; 20 minutes from depot; near school, churches and stores. Price \$4,800, on easy terms. Must be seen to be appreciated.

O. B. IRELAND,
P. O. BOX 145, BERGENFIELD, N. J.

Bergenfield, N. J.

Choice Building Lots near Depot, 25x110.
Houses for Sale and Built to suit on easy terms.

BERGENFIELD REALTY AND CONSTRUCTION CO.

9 ROOM HOUSE,

All improvements, hot water heat, garden in rear, corner on three streets, 40x135 ft., centre town. Worth \$5,500, sell for \$4,000.

H. EDWARD BABCOCK,
care of H. N. & Co.,
HAVERSTRAW, N. Y.

BOGOTA, N. J.

"DON'T MISS THIS."
\$50 will secure large Plot, all improvements, 8 miles out, near Station. CROWLEY, 501 Fifth Ave.

NEW SIX-ROOM HOUSE, IMPROVEMENTS, gas and electricity, delightfully located; plot 40x100; \$3,500, cash, \$200-\$250 monthly; 20 min. out, opp. town hall. WILCOX, Ridgedale Park, N. J.

AT TEANECK, bargain, new house, six rooms, all improvements, plot 50x110; \$3,500, cash, \$200-\$250 monthly; 20 min. out, opp. town hall. WILCOX, Ridgedale Park, N. J.

considered objectionable or undesirable. Luxuriant woodland, hill and valley beautify the estate. The owners announce they will preserve this natural charm so far as it is possible, leaving paths and walks on property that shall later be deeded to an Owners' Association, so that every resident shall have access to a large area of parking space.

A FINE HOME SECTION

Attractions at Hollywood for Seashore and Country Life.

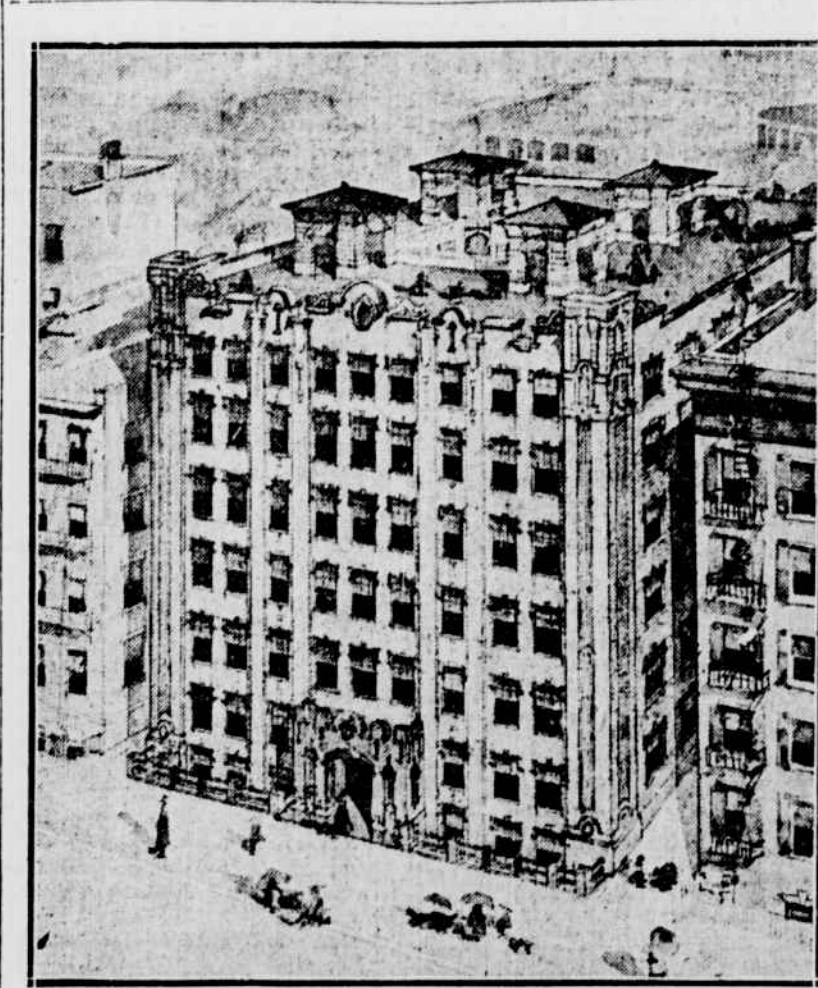
The coast of New Jersey, from Atlantic Highlands down to Belmar, has long been a mecca of health and pleasure seekers. This entire section, covering an area of about twelve miles of ocean front and an inland depth of about three-quarters of a mile, is known for its fine homes and beautiful private estates. In its centre is Hollywood Park, surrounded by houses of many well known persons.

The Hollywood section is a combination of both seashore and country life, beyond the dampness of the sea fog, yet not too far removed from the ocean to partake of its healthful qualities. The section caters to the most exclusive. Its ground rises beautifully from the lake and is free from mosquitoes.

Recreation and social features can be enjoyed at Hollywood from the middle of June until the end of September. Among the fine hotels in this section are the Hollywood, West End Cottages and Takana. It is within easy reach of Manhattan and Philadelphia by way of the Pennsylvania Railroad and Central Railroad of New Jersey, and within five minutes' walk of the station. The boats of the Hook-Atlantic Highlands route afford a restful and invigorating way of reaching the park, where can be found most of the advantages of a city.

BIG TRACT FOR PARK.

R. T. Davidson has sold to the West Englewood, N. J., Homes Company 125



OPEN STAIR TENEMENT HOUSE TO BE BUILT BY MRS. HELEN HARTLEY AT NO. 525 TO 531 WEST 47TH STREET BY OPEN STAIR TENEMENT COMPANY.

acres. The company is to create a park at the station, with numerous lakes and a fine clubhouse. Mr. Davidson has also sold to a well known police officer an acreage and a costly home on the main highway at West Englewood.

\$100,000 LONG ISLAND SALE.

One of the largest transactions of the year along the north shore of Long Island has just been concluded.

The Plandome Heights Company, Benjamin N. Duke, president, sold six large stucco houses at Plandome for an aggregate price of over \$100,000. The buyers are clients of L'Escluse, Washburn & Co. The identity of the purchasers could not be learned yesterday from William H. Dennis, the above brokerage firm, who negotiated the deal.

HIGHGATE PARK BLAUVELT, N. Y.



High, dry and cool; in the beautiful hills of Rockland County, one hour from New York; R. R. Station on property. Lots from \$100 to \$500.

AN UNEQUALLED VALUE: \$3,900
will buy a picturesque house with all improvements, just completed, in a beautiful location. Others up to \$9,500.

F. H. FLAGGE, Owner, Blauevelt, N. Y.

DUMONT, N. J.

FOR SALE---7 Houses

with modern improvements; from 7 rooms and bath to 10 rooms and bath.

PRICE FROM \$2,400 TO \$7,500.
Within 5 minutes' walking distance of depot. Here is a good business proposition; bowling alley, in first class condition with houses, adjoining barn, sheds, etc. During the season the alley is always in demand from September to June. Terms regarding these properties to suit purchaser. Owner wishes to sell as he is not in best of health at present. Address

GEO. CHRISTOMB, Dumont, N. J.

Opportunities at Bergenfield, N. J.

Houses for sale with all improvements, from \$1,800 up, on good size lots and within 5 minutes' walk of depot; very choice location.

FOR RENT—A Gem; 9 rooms and bath, all improvements, 4 blocks from depot, fine shade trees; plot 50x100. Will rent for \$28.00 per month. Some fine lots at \$200.00.

CHRISTIE & BRISACHER,
BERGENFIELD, N. J.

MILLIONS INVESTED

Many Buyers in the Rapidly Growing Districts.

A market has been found in the last six months for many large improved and vacant properties in Manhattan and The Bronx. There is not a growing part of those boroughs in which investors and speculators have not been prominent. Owing to this realty activity, a number of well known landmarks will be torn down and on their sites big business or residential structures will be put up.

A glance at the real estate statistics for the last six months shows that not only have sales of choice Al investment parcels been a leading feature, but also the many kinds of properties which changed hands.

Some of the most important sales, except those in the central Fifth avenue district, in the last six months were:

No. 42 Broadway, a twenty-one story office building and some other properties, to the New York Real Estate Security Company.

Madison Square Garden, bounded by 26th and 27th streets and Madison and Fourth avenues, to a syndicate which will replace the historic structure with a commercial building. According to a report, land and proposed improvement will represent an investment of more than \$12,000,000.

Block bounded by 6th street, Broadway, Columbus Circle and Central Park West, to William Randolph Hearst. It was owned by the Tremor L. Park estate. For many

Broadway, and the Meisner apartment house, adjoining to Thomas D. Green. The entire block front in Tremont avenue, between Belmont and Crotona avenues, to James Butler.

The three blocks bounded by Manhattan and Morningside avenues and 118th and 120th streets, to Bing & Bing.

The St. Catherine apartment house, eight stories high, at the southeast corner of 53d street and Madison avenue.

The Clarendon Building, a new twenty story mercantile structure, at the southeast corner of 18th street and 4th avenue, to Francis L. Leland, as an investment for his sisters, Mrs. Charles H. Wesson and Miss Eufrosia Leland.

The Myers Building, at Nos. 47 and 49 Maiden Lane, to an investor.

The block bounded by Eleventh and Twelfth avenues, 54th and 55th streets, to the Society of the New York Hospital. A new home for the institution will be built there. Buildings and site will cost more than \$3,000,000.

A group of brick buildings, No. 13 to 17 Cedar street and Nos. 86 and 88 Madison Lane, to the Fire Companies Building Corporation, as part of a site for an office building for the use of fire insurance interests.

The Cliff Haven, a thirteen story apartment house, at the southeast corner of 14th street and Riverside Drive, to Dr. Samuel G. Grant.

The Hotel St. Andrew, at the northwest corner of 73d street and Broadway, to Klein & Jackson, who quickly resold the property.

Plot at the southeast corner of 151st street and Wadsworth avenue to Gustavus L. Lawrence as a site for a theatre.

The dwelling houses Nos. 7 and 9 West 63d street and No. 10 West 54th street to John D. Rockefeller.

Block front on the west side of Washington avenue, between 160th and 161st streets, to the Young Men's Christian Association.

Forrest Chambers, a new twelve story apartment house and an adjoining five story flat house occupying the entire block front on the west side of Broadway, between 113th and 114th streets, to Herbert D. Day.

Taxpayer property, No. 212 to 216 Broadway, with an L. to 77th street, to the Henry E. Coe estate.

Ten story apartment house, Nos. 778 and 780 Madison avenue, by Moore & Wyckoff for John T. Williams to a client of Winston H. Hagen.

Liberty Tower, a thirty-one story office building at Liberty and Nassau streets, to a new corporation.

Versailles Palace, a new eight story apartment house, No. 63 to 67 West 113th street, to the Thomas Nelson estate.

The two story brick building No. 109 to 113 West 123rd street and the four story dwelling house, No. 102 West 123rd street, to the New York Operating Company.

A five story American basement dwelling house, No. 165 Fifth avenue, to a client of Pease & Elliman.

A four story and basement dwelling house, No. 13 East 66th street, to Colonel John Jacob Astor.

THIS NEW HOUSE, \$4,500



On restricted lot 53x110. Three minutes from depot. All improvements. Cash, \$500; balance to suit.

Also exclusive home sites at \$600 per plot of 50x190. On easy terms.
ALBERT V. DEMAREST,
Builder and Owner of Modern Homes,
BERGENFIELD, N. J.

NORTH JERSEY

TITLE INSURANCE COMPANY

Union Bank Building, Hackensack, N. J.

Capital and Surplus, \$225,000.00

Examines and insures titles to real estate throughout Bergen County.

Loans Money on Improved Property.

Offers for sale guaranteed Mortgages, having principal, interest and title fully insured.

Send for Booklet.

Little Ferry



This large 9 room house, in splendid condition, in a 1/2 acre tract of land, having fruit and shade trees and large grape arbor, big barn, situated on one of the main avenues, in the Borough of Little Ferry, N. J. which is only half an hour's ride from New York City, is choice of two railroads or trolley; monthly commutation, \$4 for 60 rides, which is about 6 cents per trip, including ferry. Price, \$12,000; very reasonable terms.

Ernst Bruno, Owner,
Little Ferry, New Jersey

RIDGEFIELD PARK, NEW JERSEY

We offer this magnificent residence, 9 rooms, decorated, has every modern convenience, beautiful grounds, plot 62x120 feet, with fruit, flowers, shrubs and refreshing shade; highest location and finest neighborhood; 5 minutes walk to depot.
Price, \$7,500, on desirable terms.

LUCE & RHODES,
Ridgedale Park - Near Depot

N. Y. OFFICE, 179 COLUMBUS AVE.
Phone 524 Columbus

Many other desirable homes, prices ranging from \$3,000 to \$25,000. Terms to suit all earnest home-seekers.

HAWORTH, N. J.

High Location, 14 Miles from New York. Fine corner plot of 3 acres; 11 rooms and bath; hot water heat; all improvements; all kinds of fruit; garage; terms reasonable.

Six rooms and bath; modern improvements; steam heat, gas, electric light; garage; plot 90x200, on main road; some fruit; cash required, \$500.

Houses for rent, with options of buying will rent for \$25 per month. The places should be seen to be appreciated. Address

J. A. McCLASKEY
(Builder on Premises)
HAWORTH, N. J.

WEST ENGLEWOOD NEW JERSEY

SUITABLE FOR DEVELOPMENT. SEVERAL LARGE TRACTS REASONABLE.

Several beautiful homes, with acreage, in gentlemanly estates, or suitable for subdivision; also several beautiful homes with river front; all properties near transportation; 11 miles from New York; fine schools, churches, free mail delivery, etc. Fine lots and home sites on easy terms. A few bargains on hand for quick buyers.

R. T. DAVIDSON,
West Englewood, N. J., opp. Depot.
Phone 587-J.

dwelling house adjoining the southeast corner of 41st street. That site and the corner parcel will be improved with a structure for the exclusive use of physicians and dentists.

No. 253 to 259 West 15th street, running through to Nos. 258 and 258 West 15th street, to Lit Brothers, drygoods merchants of Philadelphia.

Stratford-Avon, a twelve story apartment house on the north side of 83d street and Riverside Drive, to J. J. Steindler, who gave in part payment Victor Hall, an eight story apartment house, No. 622 West 113th street, and the Cheshire, a six story structure, No. 565 to 572 West 183d street.

The five story apartment houses occupying the block front on the east side of Union avenue, between 160th and 167th streets, to a client of Joseph Jones.

Crawford estate tract of about 250 lots at White Plains avenue and Gun Hill Road to a syndicate, a client of David Stewart.

The Wolfe Building, a twelve story office and store structure in William street, between Maiden Lane and Liberty street, to an investor.

New Weston Hotel, twelve stories high, at the northeast corner of 49th street and Madison avenue, to George L. Sanborn.

SALES AT BRIGHTWATERS.

The T. B. Ackerson Company has sold at Brightwaters, on Great South Bay, the following properties: In the Pines section a California bungalow, containing eight rooms, and occupying a plot 173x88 feet on Hiawatha Drive, between Peters and Ackerson boulevards; a plot 100x150 feet on Potter boulevard, between Huron and Chenango drives; a plot 106x140 feet on Richmond Boulevard, between Howells Road and Mohawk Drive, and a plot 100x150 feet on Ackerson Boulevard, between Chenango and Mohawk drives.

In the Oaks section a plot 100x140 feet at the southeast corner of Richmond Boulevard and Whospeepe drives and a plot 87x141 feet at the northeast corner of Manantuck and Iroquois drives.

In the Pine Terraces a plot 100x140 feet on Richmond Boulevard, near Montauk Drive.

In the Bay section a Swiss chalet containing nine rooms and three baths, on plot 100x207 feet, on East Concourse, overlooking the yacht harbor; also two plots,

RIDGEFIELD PARK ATTRACTION

Ridgedale Park, N. J., is a picturesque village only eight miles from Manhattan and can be reached in thirty minutes. It is situated on a high ridge overlooking the Palisades on the east and the Ocean Mountains on the west. The Overpeak of Hackensack rivers from a boundary on the east, west and south, affords good fishing and bathing.

The town has a municipal building, a department, free mail delivery, public library, Masonic hall, five public schools including the higher grades; six churches of various denominations and various social organizations. The greater percentage of the residents are commuters.

The population is said to have increased 100 per cent in the last five years. There has been much activity in the building line recently. S. A. Wilcox, Carl Hallberg and Ernst Bruno are among the real estate dealers in this section.

NEW HOME FOR AUTO CONCERN

The new eleven-story building to be erected by the Locomobile Company of America in West 61st street, just west of Broadway, will be one of the best examples of its kind in the city. In the basement will be large storage space and washrooms for employees and customers. The show room will be on the second floor.

The property on which the building is to be erected was purchased last week by Cross & Brown Company was the late Kirby & Pettit are the architects of the proposed building.

TO ALTER HOUSES FOR \$700

The drygoods house of Bloomingdale Brothers is to remodel the house at 242 East 89th street, with stores and offices. The building adjoins the southwest corner of 15th street and Second avenue, opposite the Queensboro Bridge Plaza.

alteration will cost \$5,000.